



BA Group



GRAYWOOD
AN INTELLIGENT MOVE



BOUSFIELDS INC.
PLANNING | DESIGN | ENGAGEMENT

29 - 39 Pleasant Boulevard Residential Development

PRESENTED TO
City of Toronto

September 21, 2022

Agenda



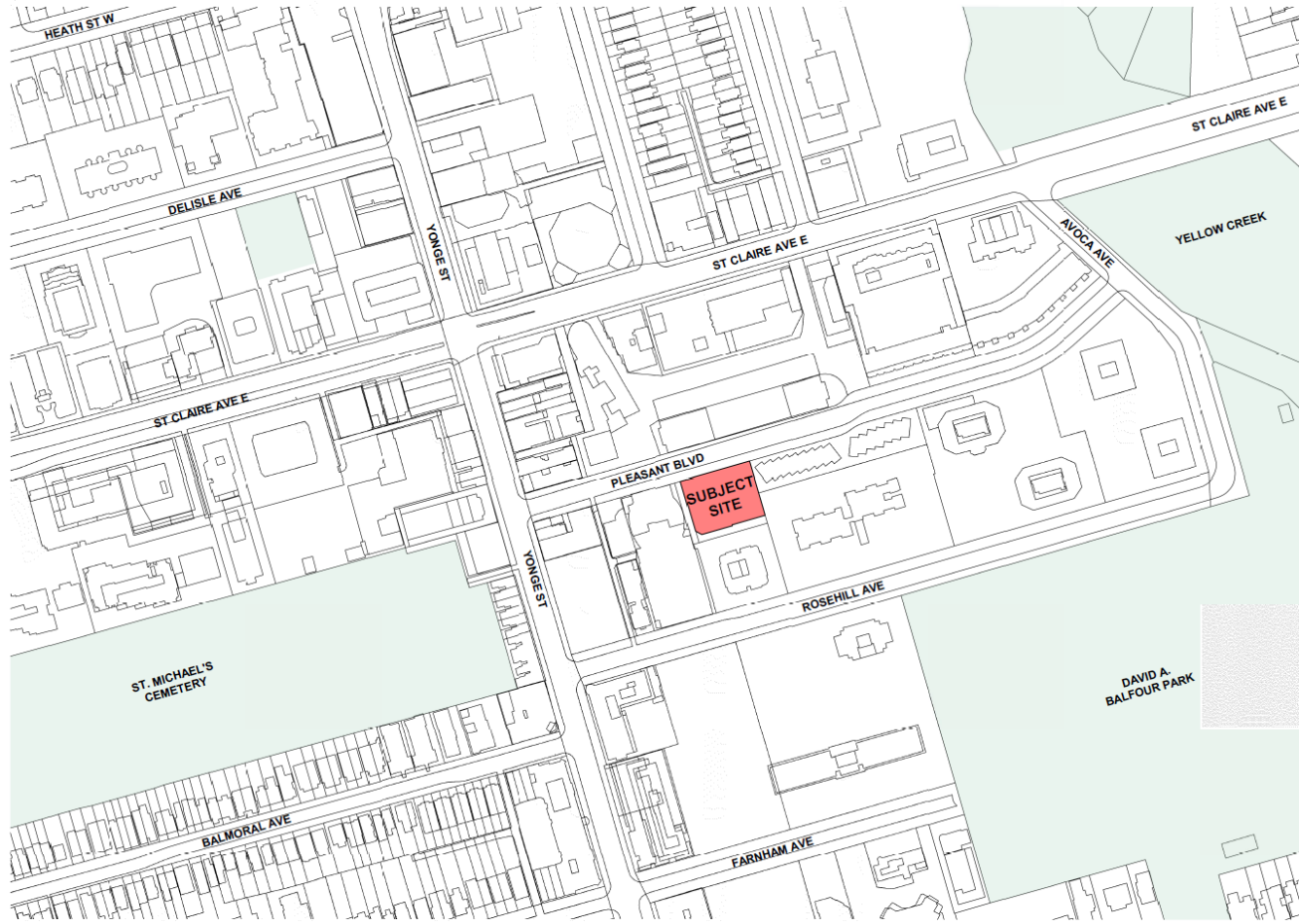
1. Project Team Introduction
2. Development Overview
3. Site Constraints
4. Safety Protocol
5. Communication Strategy
6. Special Features
7. Traffic Management During Construction
8. Questions / Comments?

Project Team Introduction



- Graywood Group – Nigel Terpstra, Brendan Conway, David Zeegen, Adrian Lee
- Bousfields Inc. – Reka Sivarajah, Jocelyn Deeks
- BA Group – Warren Chow, Brandon Curtas

Development Overview



Development Overview



- Residential Development
- 35 Stories
- 303 Total Units
- 76 Vehicle Parking Spaces
- 304 Bicycle Parking Spaces
- Zoning By-Law Amendment Passed – November 12, 2021
- SPA Submission made – June 29, 2022
- Expected NOAC – Q2 2023



Construction Duration



Stage	Construction Activity	Estimated Time Period
I	Demolition	2 months
II	Shoring and Excavation	6 months
III	Below-Grade Construction	8 months
IV	Above-Grade Construction	14 months
V	Completion of Interior Finishes	18 months
VI	Streetscape/Boulevard Works	3 months
	Total	36 months

Site Constraints



- Land-locked to the east 45 Pleasant Blvd
- Land-locked to south with the public lane and 40 Rosehill Ave
- Land-locked to the west with public access laneway
- Potential conflict with the TTC Yonge University Line
- Primary access to the site from Pleasant Blvd

Safety Protocols



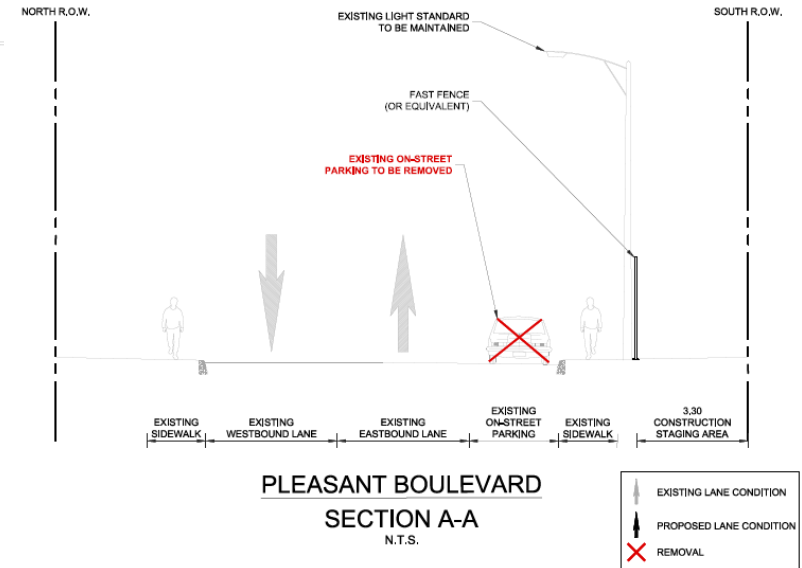
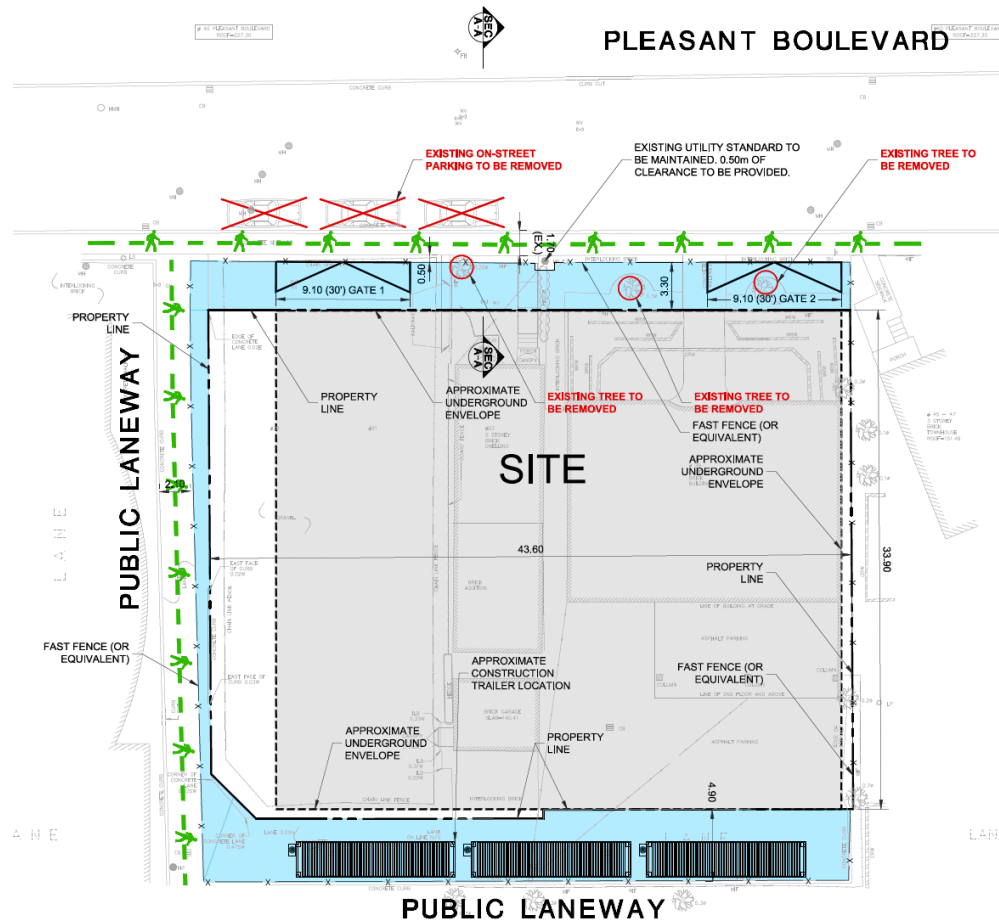
- All Ministry of Labour requirements will be adhered
- Compliance with OHSA
- Retain a 3rd party safety consultant to monitor
- Utilize traffic control personal to direct vehicle traffic and maintain a safe environment for pedestrians and cyclists
- Hoarding will be constructed to Municipal Standards inspected on an ongoing basis
- Install security cameras with monitoring
- Conform to City of Toronto Dust/Noise By-Law

Communication Strategy



- 24 hour hotline number posted at the site.
- Website for local residents informing significant events; construction phases
- Advise of potential road closures
- Dedicated point of contact for issues/concerns
- Meetings with residents/City (as required)

Traffic Management During Construction

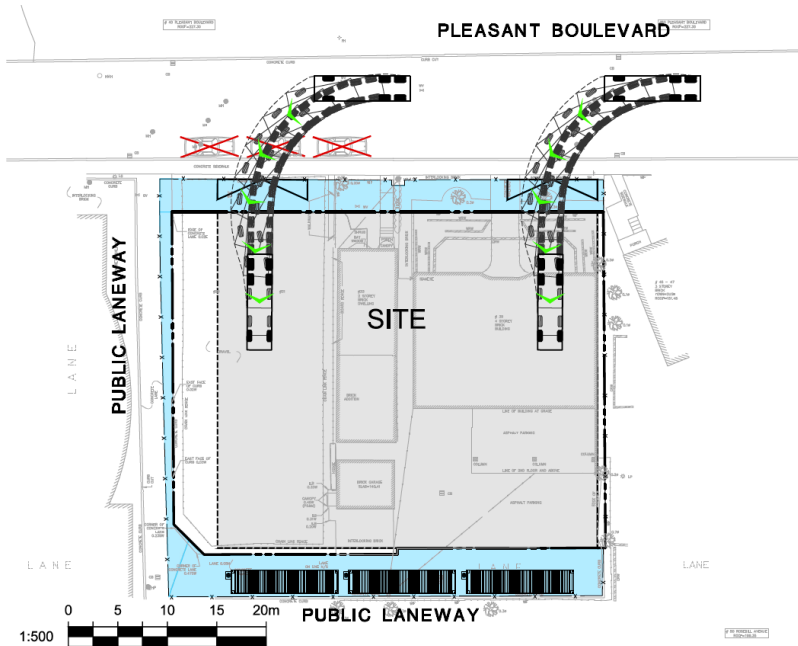


Traffic Management During Construction



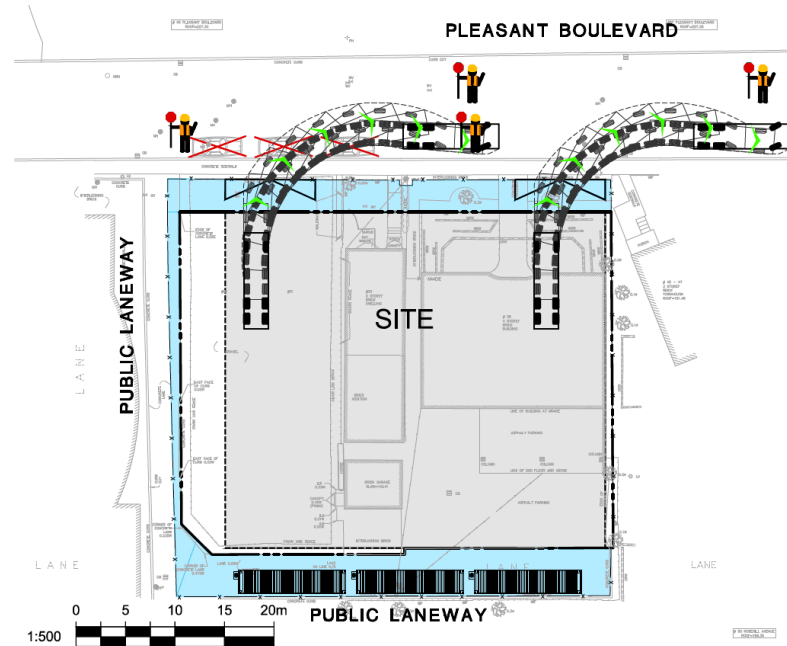
DUMP TRUCK MOVEMENT INBOUND

 FORWARD MOVEMENT
 REVERSE MOVEMENT

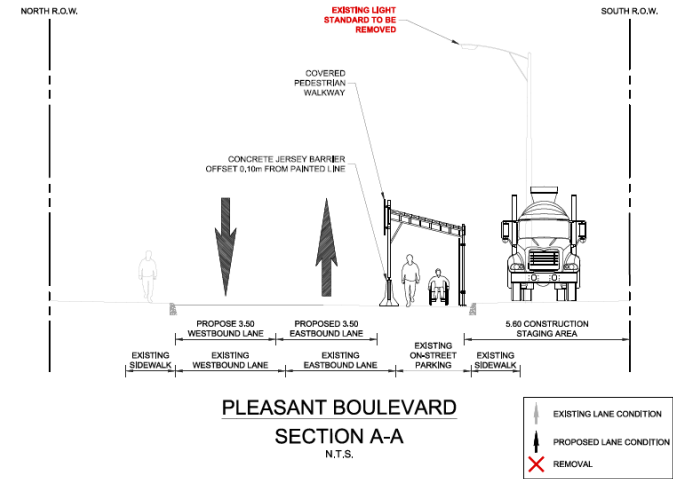
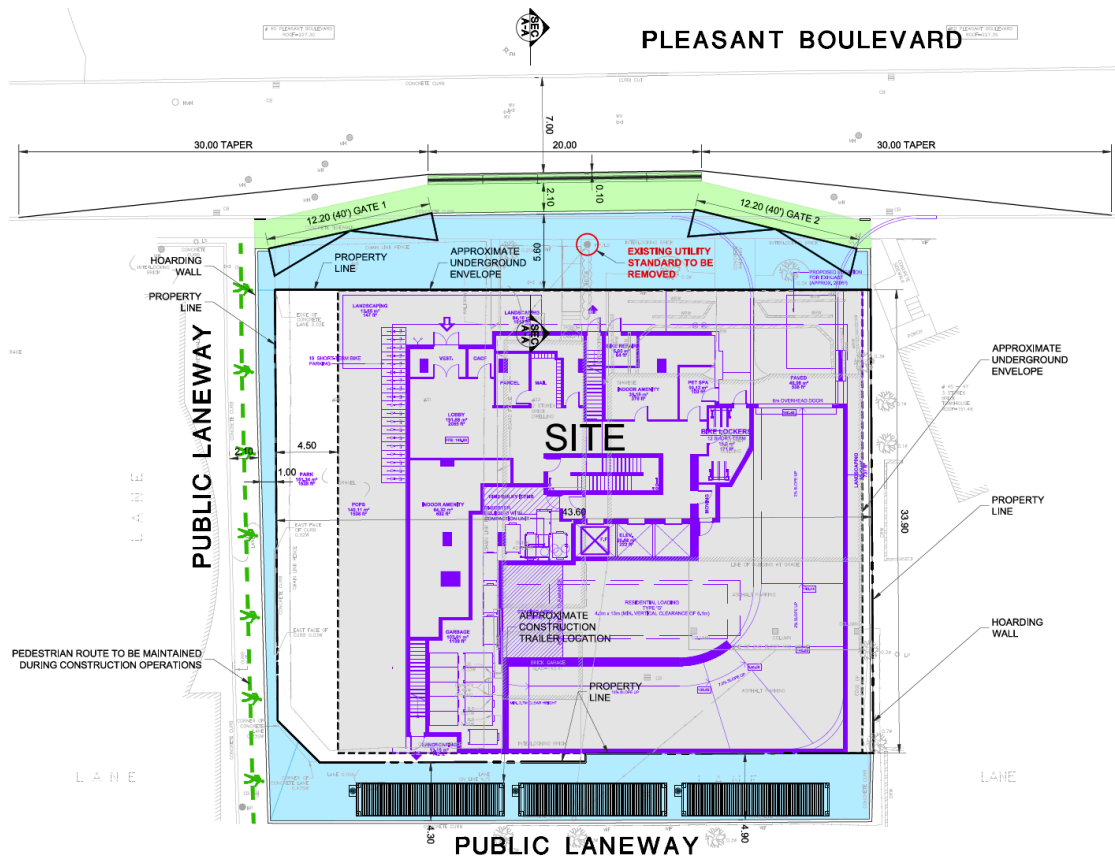


DUMP TRUCK MOVEMENT OUTBOUND

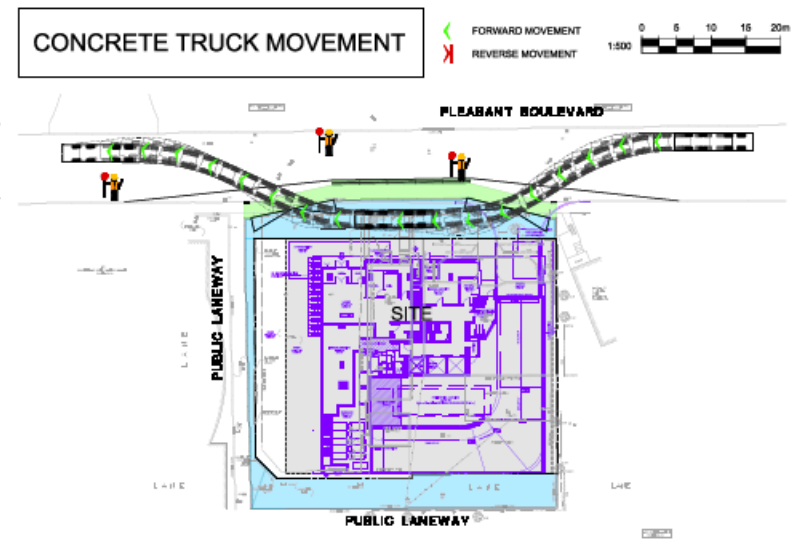
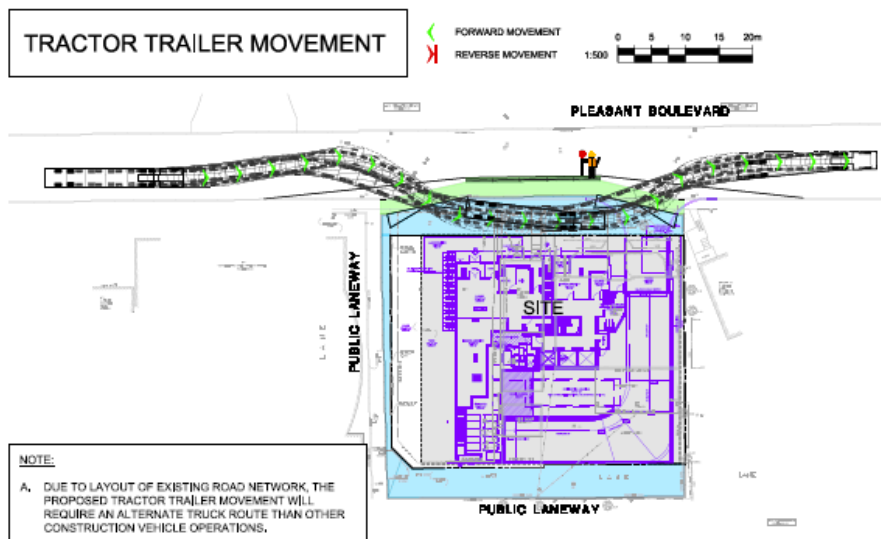
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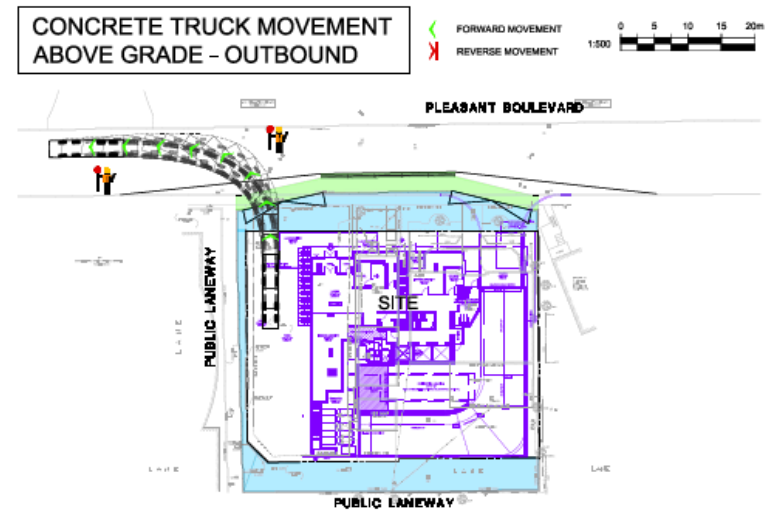
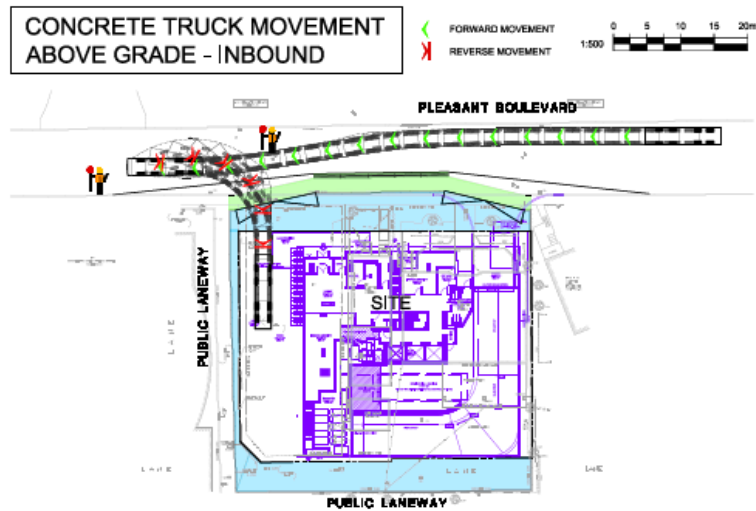
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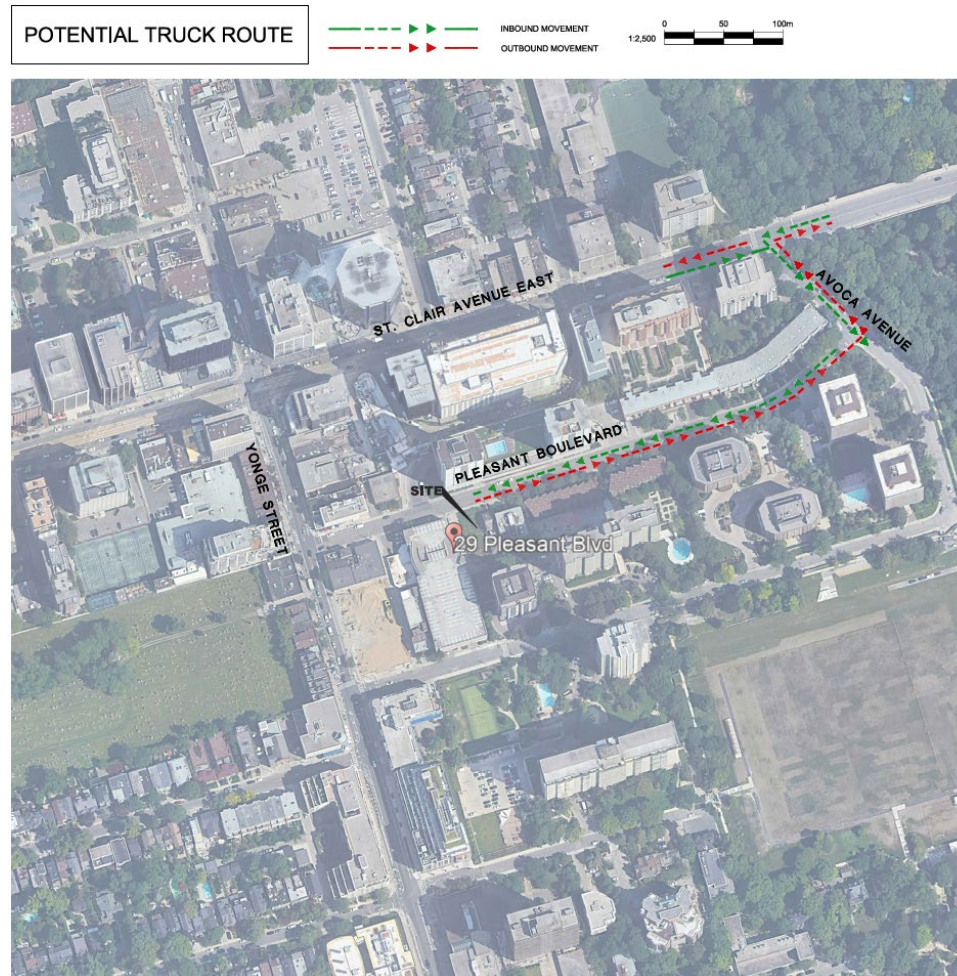
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Questions/Comments?